



**CITY OF SCOTTSDALE
GREEN BUILDING ADVISORY COMMITTEE
SCOTTSDALE ONE CIVIC CENTER
7447 E. INDIAN SCHOOL RD #125
SCOTTSDALE, AZ 85251**

May 13, 2008

- PRESENT:** Michele Cohen, Chair
Daniel Aiello, Committee Member (arrived at 3:12 p.m.)
Joan Baron, Committee Member
Lance Donatello, Committee Member
Kevin Edwards, Committee Member (arrived at 3:39 p.m.)
Lee Feliciano, Committee Member
Laurie Jackson, Committee Member
DeeJaye Lockwood, Committee Member
Alisa McMahan, Committee Member
Douglas Patriquin, Committee Member (arrived at 3:12 p.m.)
Julie Stanton, Committee Member
Beverly Westgaard, Committee Member
Clark Worthley, Committee Member
- ABSENT:** Ron Hand, Vice Chair
Tamara Bennett, Committee Member
Jesse Henson, Committee Member (absence excused)
- STAFF:** Dennis Enriquez, Staff Liaison
Anthony Floyd, Green Building Manager
Michael Clack, Chief Development Officer
Vic Valliere, Planning and Development Services
- ALSO PRESENT:** Harvey Bryan, ASU
James McCay, EQAB
Sandra Hertlein
Christina Klein, Water Conservationist
Angie Tana, Maran Architects

1. Call to Order

Chair Cohen called the meeting to order at 3:09 p.m.

2. Roll Call

A formal roll call confirmed members present as stated above, noting the presence of a quorum.

3. Recognition of Guests

Chair Cohen invited attendees to introduce themselves.

4. Approval of April 15, 2008 GBAC meeting minutes.

COMMITTEE MEMBER WESTGAARD MOVED TO APPROVE THE MINUTES OF THE APRIL 15, 2008 MEETING. COMMITTEE MEMBER BARON SECONDED. THE MOTION CARRIED UNANIMOUSLY BY A VOTE OF TWELVE (12) TO ZERO (0). COMMITTEE MEMBER EDWARDS WAS NOT PRESENT.

5. Public Comment

No members of the public wished to address the Committee on non-agendized topics.

6. Discussion of ASHRAE 189 Standard for High Performance Green Buildings.

Chair Cohen noted that the GBAC had previously recommended the City consider AHSRAE 189 as one of its strategic goals.

Mr. Bryan updated the Commission on ASHRAE 189. The number of LEED certifications nationally in the last eight years has been anemic, with roughly 1,500 having been granted in that time. He felt LEED is a fine system, but the delivery system is poor. In eight years, more than half million buildings have been built in the country. Around 30,000 to 40,000 green commercial buildings are needed each year if there is going to be any impact. The best way for change to happen is to use existing municipal building inspection services to engage builders and advocate going green. ASHRAE 189 can serve that existing infrastructure. It addresses all buildings except low-rise residential.

The Intergovernmental Panel on Climate Change (IPCC) has identified the building sector as the area where potentially the most CO₂ mitigation could occur, more than transportation, industry, and agriculture combined globally. U.S. buildings make up 10% of global CO₂ emissions.

ASHRAE 189 is a consensus-based document created by representatives from the building industry, academia and the public sector. It receives thorough public review and every comment is responded to. The document will first go to American National Standards Institute (ANSI), and then the International Code Council (ICC) to be codified. Cities will be able to choose and amend the codes for their own laws. LEED is not a

consensus-based document. ASHRAE is a minimum green building standard, not a rating system. It will use CO₂ as a performance measure.

Committee Member Stanton inquired how ASHRAE would work with the LEED program. Mr. Bryan said many people might choose it as an alternative to LEED. It would help the country meet the required volume of high performance buildings by relying on inspectorial services that are already in place, rather than trying to duplicate it in Washington with another organization.

Ms. Tana asked how ASHRAE would prevent a building's performance from declining over time. Mr. Bryan responded that the ICC would certify inspectors to do code enforcement for ASHRAE 189 buildings.

In response to Committee Member Westgaard, Mr. Bryan said the Building Owners and Management Association (BOMA) is not happy about ASHRAE. The building industry has a short horizon, because their buildings are usually turned over quickly. Banks and the secondary mortgage market have more of an interest in the long-term horizon. Committee Member McCay agreed that there is often a disconnect between the end-user who has to pay for energy bills, and the building developer who does not have the incentive to make the extra investment.

Mr. Bryan, in response to Ms. Tana, said ASHRAE does not allow purchases of renewable energy to apply towards performance calculations, because it would enable the owner of a poorly performing building to buy their way out of carbon neutrality. That is one big difference compared to LEED.

7. ICC's Building Green Video

The Commission viewed a video from the ICC entitled "Building Green." Scottsdale is one of five cities featured in the video.

Mr. Floyd said the video was shown at the national conference of the ICC. Mr. Clack added that there were about 1,000 building officials there, and it was well received. There is a strong push to get more green building practices included in the building code.

8. Update on Green Home Remodeling Guidelines

Mr. Floyd said the USGBC, in collaboration with the American Society of Interior Designers (ASID), have put together a green remodeling document. He asked the Committee to review the document and provide comments at next month's meeting. He asked whether Scottsdale should continue using its own local green remodeling document, or amend the national document to take into account the desert environment.

In response to Chair Cohen, Mr. Floyd said Scottsdale used several existing documents from cities and counties to develop its own green remodeling document.

9. Update on Design Day

Chair Cohen said the next Design Day would be in the fall, probably in September or October. The first order of business will be to determine a location and settle on a date. The structure is open to change, and she would like to see a greater emphasis on green than last time.

Committee Member Westgaard suggested a mandatory educational time component for design recipients.

In response to Ms. Tana, Chair Cohen explained that Design Day was initiated as a revitalization effort for residents who live south of Indian Bend. Architects generously provide design services to residents of the area who sign up. They get a free one-hour consultation session on landscape architecture, interior design, or remodeling work. At each event there have been around 200 participants, and the professionals have been happy to donate their time. There is also a small contingent of home-improvement exhibitors from Scottsdale.

10. Discussion of EQAB Meeting of April 16, 2008.

Chair Cohen reported that Mr. Valliere gave a presentation on the Office of Environmental Initiatives to EQAB the night before it was presented to City Council.

Part of the meeting was spent on a presentation from the Water Department, covering rebates and the water conservation program.

11. Update of Green Building Expo/Public Outreach/Staff Resources

Mr. Enriquez reported that the City has decided to go ahead with the Office of Environmental Initiatives. Vic Valliere will serve in the role of Interim Chief Environmental Officer as the office is created.

Mr. Enriquez announced that he is transitioning to a new role. Mr. Valliere's staff will support the GBAC by posting the agendas, minutes and phone calls, while Mr. Enriquez will continue assisting the Green Building Expo Planning Committee.

A new Communications and Customer Relations Manager will update the green building website, brochures, and the listserv. The City's sign-poster will take over the responsibility of posting signs on sites where new green construction is occurring. The signs will be collected and re-used.

Mr. Valliere said the Office of Environmental Initiatives has a lot of momentum behind it and is moving in a great direction. The Management Analyst will be a key position. In the past when Council set policy, information was not archived. That left the City with no way to report on its successes. The Director's and Energy Manager's positions are currently vacant and will be filled through a national recruitment process.

12. Report and Discussion on Government Legislation Related to Renewable Energy and Green Building.

Mr. Floyd reported that City Council has officially decided to oppose H.B. 2221. He explained that it is a bill proposed by the Home Builder's Association of Central Arizona that limits the ability of cities and towns to implement green building programs and requires them to prepare a green building impact analysis. The League of Arizona Cities and Towns is also opposing it, as is the State Energy Office.

Committee Member Westgaard suggested Scottsdale could approach the legislative committee and educate them on why the City has a green building program and what benefits it provides. In that way, they will better informed the next time such a bill comes around.

13. Presentation, Discussion and Possible Vote on Recommendation to EQAB on Green Building Annual Report.

Mr. Floyd distributed an outline of the Green Building Report he is working on.

14. Discussion and possible vote on recommendations to EQAB regarding ways that the Green Building Advisory Committee and EQAB can provide information and assistance to the Economic Vitality Department to aid in Recruiting Sustainable Technology Businesses to Scottsdale.

Chair Cohen tabled this item until next month.

15. Report on Future Education Projects

No report was given.

16. Summary of Current Events.

Committee Member Aiello said the free Solar Sustainable Spring Open House Tour would be held on April 17.

In 2010, the American Solar Energy Society's (ASES) national conference will be held in Phoenix. An organizing committee will soon be assembled.

Chair Cohen said there is one remaining lecture in the Green Building Lecture Series. The next season will begin in September. She suggested that summer episodes could focus on the Solar Lecture Series, which will not have a summer hiatus.

Committee Member Westgaard suggested the City look into obtaining grants to support green building education efforts.

Committee Member Edwards suggested that instead of having the broadcasts on Channel 11 focus only on introducing lectures, that some topics could stand on their own and be distributed on DVD as educational material.

Committee Member McMahon suggested that a green building section be added to the library collection. Mr. McCay noted that the library did add a collection on sustainability recently. Chair Cohen agreed that the GBAC's relationship with the library should be further developed.

17. Committee Member Suggestions for Green Building Topics on Future Agendas.

Committee Member Stanton requested an update on renewable energy bills in the legislature.

18. Updates and reminders

- a. Next GBAC meeting - June 10, 2008.
- b. Next EQAB meeting - May 21, 2008.
- c. Next Green Building Lecture - June 5, 2008.
- d. Next Solar Lecture - May 15, 2008.

22. Adjournment

With no further business to discuss, the meeting adjourned at 5:17 p.m.

Respectfully submitted,

A/V-Tronics, Inc.